



David B. Cohen
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ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

Hearings will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 28th November 2006 at 6:45 PM on the following petitions:

- #11-06** from James A Dunmore-Smith and Kathryn E. Blumberg, 62 Jackson Street, Newton, MA, requesting a 181 sq. ft. variance from the minimum lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the existing house lot. **(Required lot area for *new* lots created after December 7, 1953 is 10,000 square feet.)** The property is located in a Multi Residence 2 district.
- #12-06** from 254 Derby Street LLC, 73 Lexington Street, Suite 103, Newton, MA, 02466 requesting a comprehensive permit under Massachusetts General Laws Chapter 40B, secs. 21-23, for properties located at 254 Derby Street and 262 Derby Street, Newton, MA. Petitioner proposes to renovate the existing dwelling unit located at 254 Derby Street; to demolish the existing house and detached garage at 262 Derby Street; and to construct seven new dwelling units, for a total of eight dwelling units. Two of the eight dwelling units will be "low and moderate income housing" within the meaning of M.G.L.c. 40B. The properties are located in a Single Residence 3 District.

**Newton Tab
8 & 15 November 2006**

**Sherri Lougee
Board Secretary**